HOUSING MARKET INFORMATION

HOUSING NOW
Charlottetown CA

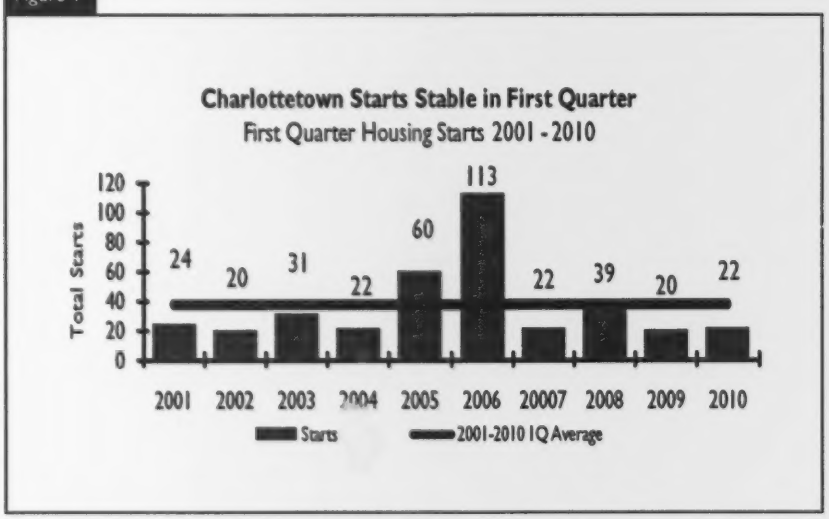
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

Housing Starts Unchanged in the First Quarter of 2010

The Charlottetown housing market just completed a year which will be remembered for the high level of multiple unit construction, primarily apartment units. This drove total housing starts up to levels not seen in over 25 years. A number of factors have been very positive for the sector, including historically low interest rates, stable employment at near record levels and above average numbers of in-migration to the area. All three of these factors are expected to be less supportive, and as such, will prevent any significant growth in the housing sector in 2010. The most obvious change will be a reduction in multiple unit

Figure 1



Source: CMHC

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construction as rental starts return to average levels experienced over the past decade.

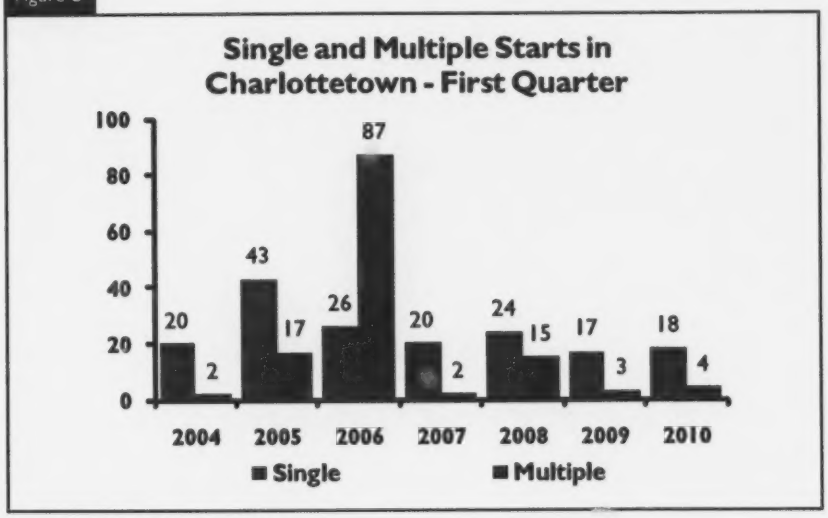
During the first quarter of 2010 total housing starts were very similar to what was reported in 2009. There were 22 units started in the quarter compared to 20 units last year. Single-detached construction recorded 18 new starts compared to 17 in 2009, and multiple units were also up by one unit to four units in the first quarter of this year. The surge in apartment construction in 2009 did not begin until the second quarter, but remained strong throughout the remainder of the year.

Results from the four sub-markets were mixed during the first quarter. Charlottetown City and Stratford had slightly fewer single-detached starts while Cornwall and the outlying areas had slightly higher numbers than in the first quarter of last year. Also, Charlottetown city and Stratford each had a semi-detached structure begin construction, which added four units to the count.

Construction levels during the first quarter of 2010 were in line with what has been reported over the past 20 years excluding 2005 and 2006. In 2005, there was an unusually high number of single-detached starts while 2006 had a very strong quarter for multiple unit construction.

As mentioned above, favourable conditions for new home construction will take a step back during 2010. Marginal increases in mortgage rates have begun, migration into the Charlottetown area is expected to ease from the highs of last year, and employment growth will be minimal. Single-detached starts are expected to maintain near 2009 levels but rental construction will drop significantly to more sustainable levels. However,

Figure 2



Source: PEI Real Estate Association
MLS® is a registered trademark of the Canadian Real Estate Association

even with the big drop in multiple unit starts, there are a number of projects in early stages of approval and development which will keep construction at ten year average levels.

The Summerside housing market is beginning the year on a similar note to that of the capital region. Single-detached housing starts, which are traditionally low in the first quarter, are identical to the same period in 2009. The only difference between this year and last is the start of a four unit structure which boosted the total above last year's levels. There were no houses on the market which were completed and unabsorbed at the end of the first quarter, so there is no inventory of new homes to impede new construction in the Summerside CA.

Average New Home Price Sets Another Record High

The price of new single-detached homes absorbed in the Charlottetown area advanced again in the first quarter, with the average price reaching $235,852, compared to $231,719 in the same quarter of 2009. This is the second year in a row for reaching a new record during the first quarter. In the Charlottetown City district, the average price of a new home rose to $240,190, up from $223,906 last year. New homes in the outlying areas also rose to $210,303 from $193,889. Consumer preferences continue to be the main reason for the average price increases. More elaborate, larger, and higher-end homes are driving the new construction market to these record levels.

The number of new homes absorbed in the first quarter was almost double that recorded in the same period of 2009. In fact, the only housing type with a reduced number of absorptions was semi-detached units. There were 129 new homes absorbed compared to 68 in the first quarter of last year. The higher number of single-detached and rental units absorbed early this year was due to the concentration of new homes started in the latter half of 2009.

MLS® Sales Increase

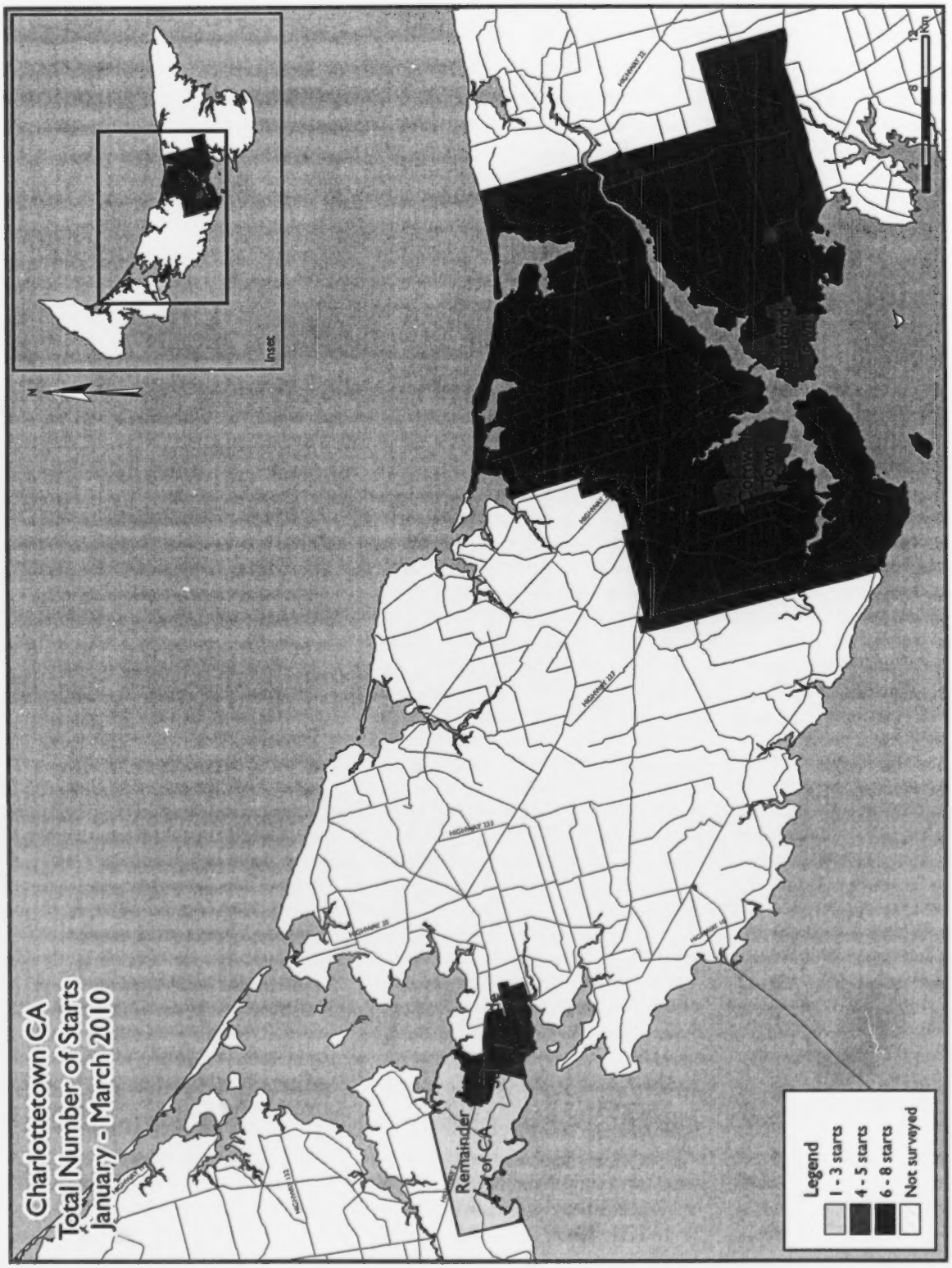
MLS® sales for Prince Edward Island increased slightly during the first quarter of this year. There were 218 residential sales reported, up from 202 in the first quarter of 2009. The annual forecast of MLS® sales for the year is close to the 1,400 unit level, essentially on track with sales in 2008 and 2009. The onset of marginal increases in mortgage rates is expected to bring some demand for resale housing forward into the early part of the year.

New listings increased faster than sales during the first quarter. There were 646 new listings for PEI compared to 520 in the first quarter of last year. The highest level of new listings on an annual basis occurred in 2008, following a spike in sales the previous year. This was expected as homeowners were encouraged by the sales activity in 2007 and decided to test the market. However, as sales dropped back the following year, new listings followed suit, and returned to the level seen before the spike.

In the Charlottetown CA, MLS® residential sales have remained remarkably close to the ten year average of 570 units. This is testimony to the economic stability of the capital region. Although recoveries from recessionary periods tend to be mild, the downturns tend to be muted as well, preventing major fluctuations in the housing market.

The average MLS® sale price for the province declined in the first quarter of 2010. The average price of an existing home on PEI dropped to $141,916 from $146,177. The forecast for the year points to a slight rise over 2009, as opposed to the large increases experienced in the recent past. The higher priced sub-markets are more common now than they were a few years ago, and therefore have less of an impact on average prices on an annual basis.

The rise in new listings along with a reduction in the average sales price are indicating the market is moving away from being advantageous to sellers, and returning to a more balanced condition. The amount of time homes are on the market before selling has been gradually climbing. Some indicators are showing that the advantage is favouring buyers. Such a variety of results from various market indicators reveals that the market is in transition, and specifically moving away from sellers' market conditions.


Charlottetown CA
Total Number of Starts
January - March 2010
Inset
N
Remainder of CA
Legend
1 - 3 starts
4 - 5 starts
6 - 8 starts
Not surveyed
Km
0
2
4
8
12

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Charlottetown CA
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi and Row	Apt. & Other	
STARTS									
Q1 2010	18	4	0	0	0	0	0	0	22
Q1 2009	17	0	0	0	0	0	0	3	20
% Change									
Year-to-date 2010	18	4	0	0	0	0	0	0	22
Year-to-date 2009	17	0	0	0	0	0	0	3	20
% Change									
UNDER CONSTRUCTION									
Q1 2010	29	18	18	0	5	46	0	171	287
Q1 2009	40	2	4	0	4	0	20	33	103
% Change									
COMPLETIONS									
Q1 2010	79	2	6	0	8	0	5	44	144
Q1 2009	48	4	0	0	0	0	0	0	52
% Change									
Year-to-date 2010	79	2	6	0	8	0	5	44	144
Year-to-date 2009	48	4	0	0	0	0	0	0	52
% Change									
COMPLETED & NOT ABSORBED									
Q1 2010	2	0	2	0	0	8	0	0	12
Q1 2009	1	0	0	0	0	2	4	17	24
% Change									
ABSORBED									
Q1 2010	81	2	4	0	8	9	1	24	129
Q1 2009	48	4	0	0	0	2	0	14	68
% Change									
Year-to-date 2010	81	2	4	0	8	9	1	24	129
Year-to-date 2009	48	4	0	0	0	2	0	14	68
% Change									

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Summerside CA First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other	
STARTS									
Q1 2010	3	0	4	0	0	0	0	0	7
Q1 2009	3	0	0	0	0	0	0	0	3
% Change	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	133.3
Year-to-date 2010	3	0	4	0	0	0	0	0	7
Year-to-date 2009	3	0	0	0	0	0	0	0	3
% Change	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	133.3
UNDER CONSTRUCTION									
Q1 2010	6	0	4	0	0	0	0	0	10
Q1 2009	6	0	4	0	0	0	0	0	10
% Change	0.0	n/a	0.0	n/a	n/a	n/a	n/a	n/a	0.0
COMPLETIONS									
Q1 2010	6	0	0	0	0	0	0	0	6
Q1 2009	5	0	4	0	0	0	0	0	9
% Change	20.0	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-33.3
Year-to-date 2010	6	0	0	0	0	0	0	0	6
Year-to-date 2009	5	0	4	0	0	0	0	0	9
% Change	20.0	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-33.3
COMPLETED & NOT ABSORBED									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2010	0	0	0	0	0	0	0	0	0
Year-to-date 2009	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other*	Single	Row and Semi	Apt. & Other	Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q1 2010	6	2	0	0	0	0	0	0	8
Q1 2009	7	0	0	0	0	0	0	3	10
Stratford Town									
Q1 2010	2	2	0	0	0	0	0	0	4
Q1 2009	4	0	0	0	0	0	0	0	4
Cornwall Town									
Q1 2010	4	0	0	0	0	0	0	0	4
Q1 2009	1	0	0	0	0	0	0	0	1
Remainder of the CA									
Q1 2010	6	0	0	0	0	0	0	0	6
Q1 2009	5	0	0	0	0	0	0	0	5
Charlottetown CA									
Q1 2010	18	4	0	0	0	0	0	0	22
Q1 2009	17	0	0	0	0	0	0	3	20
UNDER CONSTRUCTION									
Charlottetown City									
Q1 2010	7	10	18	0	0	46	0	145	226
Q1 2009	13	2	0	0	0	0	20	3	38
Stratford Town									
Q1 2010	10	4	0	0	5	0	0	26	45
Q1 2009	13	0	0	0	4	0	0	30	47
Cornwall Town									
Q1 2010	6	2	0	0	0	0	0	0	8
Q1 2009	6	0	4	0	0	0	0	0	10
Remainder of the CA									
Q1 2010	6	2	0	0	0	0	0	0	8
Q1 2009	8	0	0	0	0	0	0	0	8
Charlottetown CA									
Q1 2010	29	18	18	0	5	46	0	171	287
Q1 2009	40	2	4	0	4	0	20	33	103

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q1 2010	20	2	0	0	0	0	4	32	58
Q1 2009	15	0	0	0	0	0	0	0	15
Stratford Town									
Q1 2010	14	0	6	0	8	0	0	0	28
Q1 2009	7	0	0	0	0	0	0	0	7
Cornwall Town									
Q1 2010	13	0	0	0	0	0	0	12	25
Q1 2009	7	4	0	0	0	0	0	0	11
Remainder of the CA									
Q1 2010	32	0	0	0	0	0	1	0	33
Q1 2009	19	0	0	0	0	0	0	0	19
Charlottetown CA									
Q1 2010	79	2	6	0	8	0	5	44	144
Q1 2009	48	4	0	0	0	0	0	0	52
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q1 2010	1	0	0	0	0	8	0	0	9
Q1 2009	0	0	0	0	0	2	4	17	23
Stratford Town									
Q1 2010	0	0	2	0	0	0	0	0	2
Q1 2009	0	0	0	0	0	0	0	0	0
Cornwall Town									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
Remainder of the CA									
Q1 2010	1	0	0	0	0	0	0	0	1
Q1 2009	1	0	0	0	0	0	0	0	1
Charlottetown CA									
Q1 2010	2	0	2	0	0	8	0	0	12
Q1 2009	1	0	0	0	0	2	4	17	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi, and Row	Apt. & Other	
ABSORBED									
[illegible]									
Q1 2010	21	2	0	0	0	9	0	12	44
Q1 2009	16	0	0	0	0	2	0	14	32
[illegible]									
Q1 2010	14	0	4	0	8	0	0	0	26
Q1 2009	7	0	0	0	0	0	0	0	7
[illegible]									
Q1 2010	13	0	0	0	0	0	0	12	25
Q1 2009	7	4	0	0	0	0	0	0	11
[illegible]									
Q1 2010	33	0	0	0	0	0	1	0	34
Q1 2009	18	0	0	0	0	0	0	0	18
[illegible]									
Q1 2010	81	2	4	0	8	9	1	24	129
Q1 2009	48	4	0	0	0	2	0	14	68

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Charlottetown CA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other	
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
2005	301	89	6	0	3	0	16	33	448
% Change	-9.1	64.8	-71.4	n/a	n/a	n/a	-65.2	-13.2	-8.6
2004	331	54	21	0	0	0	46	38	490
% Change	6.8	-3.6	**	n/a	n/a	n/a	35.3	-50.6	1.4
2003	310	56	6	0	0	0	34	77	483
% Change	11.9	115.4	n/a	n/a	n/a	n/a	-59.0	4.1	4.8
2002	277	26	0	0	0	0	83	74	461
% Change	16.9	8.3	n/a	n/a	n/a	n/a	**	**	57.3
2001	237	24	0	0	0	0	16	16	293
% Change	-9.9	**	n/a	n/a	n/a	n/a	-46.7	-11.1	-7.9
2000	263	6	0	0	0	0	30	18	318

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Charlottetown City	6	7	2	0	0	0	0	3	8	10	-20.0
Stratford Town	2	4	2	0	0	0	0	0	4	4	0.0
Cornwall Town	4	1	0	0	0	0	0	0	4	1	**
Remainder of the CA	6	5	0	0	0	0	0	0	6	5	20.0
Charlottetown CA	18	17	4	0	0	0	0	3	22	20	10.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan - Mar 2010	Jan - Mar 2009	Jan - Mar 2010	Jan - Mar 2009	Jan - Mar 2010	Jan - Mar 2009	Jan - Mar 2010	Jan - Mar 2009	Jan - Mar 2010	Jan - Mar 2009	% Change
Charlottetown City	6	7	2	0	0	0	0	3	8	10	-20.0
Stratford Town	2	4	2	0	0	0	0	0	4	4	0.0
Cornwall Town	4	1	0	0	0	0	0	0	4	1	**
Remainder of the CA	6	5	0	0	0	0	0	0	6	5	20.0
Charlottetown CA	18	17	4	0	0	0	0	3	22	20	10.0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Charlottetown City	20	15	2	0	4	0	32	0	58	15	**
Stratford Town	14	7	0	0	14	0	0	0	28	7	**
Cornwall Town	13	7	0	4	0	0	12	0	25	11	127.3
Remainder of the CA	33	19	0	0	0	0	0	0	33	19	73.7
Charlottetown CA	80	48	2	4	18	0	44	0	144	52	176.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Charlottetown City	20	15	2	0	4	0	32	0	58	15	**
Stratford Town	14	7	0	0	14	0	0	0	28	7	**
Cornwall Town	13	7	0	4	0	0	12	0	25	11	127.3
Remainder of the CA	33	19	0	0	0	0	0	0	33	19	73.7
Charlottetown CA	80	48	2	4	18	0	44	0	144	52	176.9

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $100,000		$100,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q1 2010	0	0.0	1	4.8	10	47.6	3	14.3	7	33.3	21	190,000	240,190
Q1 2009	0	0.0	1	6.3	7	43.8	4	25.0	4	25.0	16	200,000	223,906
Year-to-date 2010	0	0.0	1	4.8	10	47.6	3	14.3	7	33.3	21	190,000	240,190
Year-to-date 2009	0	0.0	1	6.3	7	43.8	4	25.0	4	25.0	16	200,000	223,906
Stratford Town													
Q1 2010	0	0.0	0	0.0	3	21.4	6	42.9	5	35.7	14	237,500	255,357
Q1 2009	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Year-to-date 2010	0	0.0	0	0.0	3	21.4	6	42.9	5	35.7	14	237,500	255,357
Year-to-date 2009	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Cornwall Town													
Q1 2010	0	0.0	1	7.7	1	7.7	6	46.2	5	38.5	13	235,000	272,692
Q1 2009	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
Year-to-date 2010	0	0.0	1	7.7	1	7.7	6	46.2	5	38.5	13	235,000	272,692
Year-to-date 2009	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
Remainder of the CA													
Q1 2010	0	0.0	4	12.1	12	36.4	10	30.3	7	21.2	33	200,000	210,303
Q1 2009	0	0.0	6	33.3	6	33.3	3	16.7	3	16.7	18	185,000	193,889
Year-to-date 2010	0	0.0	4	12.1	12	36.4	10	30.3	7	21.2	33	200,000	210,303
Year-to-date 2009	0	0.0	6	33.3	6	33.3	3	16.7	3	16.7	18	185,000	193,889
Charlottetown CA													
Q1 2010	0	0.0	6	7.4	26	32.1	25	30.9	24	29.6	81	215,000	235,852
Q1 2009	0	0.0	7	14.6	17	35.4	12	25.0	12	25.0	48	197,500	231,719
Year-to-date 2010	0	0.0	6	7.4	26	32.1	25	30.9	24	29.6	81	215,000	235,852
Year-to-date 2009	0	0.0	7	14.6	17	35.4	12	25.0	12	25.0	48	197,500	231,719

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	First Quarter 2010			First Quarter 2009			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Summerside CA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Submarket	Year-to-date 2010			Year-to-date 2009			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
District 7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Summerside CA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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**District 4: Charlottetown City, Spring Park & West Royalty
**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks
**District 6: Cornwall, North River & Winsloe
**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
First Quarter 2010

		Interest Rates			NHPI, Total, Charlottetown CMA 1997=100	CPI, 1992 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.6	114.0	68.1	12.1	67.2	
	February	627	5.00	5.79	121.0	115.6	68.7	12.4	68.0	664
	March	613	4.50	5.55	120.5	115.5	68.8	11.5	67.3	671
	April	596	3.90	5.25	120.5	116.3	68.8	12.6	68.1	672
	May	596	3.90	5.25	121.0	117.4	68.9	12.8	68.2	669
	June	631	3.75	5.85	121.0	118.2	69.4	12.2	68.0	659
	July	631	3.75	5.85	121.0	118.2	69.3	12.2	67.9	647
	August	631	3.75	5.85	121.2	118.0	68.5	13.5	68.0	638
	September	610	3.70	5.49	121.2	118.3	69.8	11.9	68.0	638
	October	630	3.80	5.84	120.4	117.4	70.6	11.4	68.5	640
	November	616	3.60	5.59	120.4	118.8	71.4	11.2	69.1	639
	December	610	3.60	5.49	120.4	117.8	71.2	10.8	68.6	643
2010	January	610	3.60	5.49	120.2	118.3	72	9.9	68.4	648
	February	604	3.60	5.39	119.6	118.4	72.2	10.2	68.9	656
	March	631	3.60	5.85		119.0	72.0	10.8	69.0	663
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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